

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Pike		
Jurisdiction	City of Petersburg		
Allocation Code	T63001		
Allocation Area Name	Main Street		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	matt.eckerle@bakertilly.com	**************************************	
1) 2019 Pay 2020 Base Ass	tessed Value of Allocation Area	8,061,927	
2) 2019 Pay 2020 Incremer	ital Assessed Value of Allocation Area	3,070,623	
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	**	\$11,132,550
4) 2020 Pay 2021 Net Asse	ssed Value of Allocation Area	11,090,134	
•	ssed Value Growth in Allocation Area Due		
· •	or a Change in Tax Status	58,400	
	ssed Value Decrease in Allocation Area Due		
to Demolition or a Ch	ange in Tax Status	97,400	
	ssed Value Growth as a Result of	h	
Abatement Roll-Off in	Allocation Area	0 -	
8) Estimated Assessed Valu	ne Decrease Due to 2020 Pay 2021		
Appeals Settlements in	n Allocation Area	0	
9) 2020 Pay 2021 Adjusted	Net Assessed Value of Allocation Area		\$11,129,134
		-	
10) 2020 Pay 2021 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	-	0.99969
11) 2020 Pay 2021 Adjusto	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$8,059,428
12) 2020 Pay 2021 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11)	•• ***	\$3,030,706
13) Estimated 2020 Pay 202	1 Tax Rate for the Allocation Area (Round to Four Decimal Places)		4.1445
14) Estimated 2020 Pay 202	1 Incremental Tax Revenue ((Line 12/100) * Line 13)	_	\$125,608
15) Actual 2019 Pay 2020 T	ax Rate for the Allocation Area	-	4,1445
2020 PAY 2021 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1	0.99969
I, Judy Gumbel	Auditor, of Pike	County, certify to the	best of my
	ise assessed value calculation is full, true and complete for the tax increme		
identified above.	•		
Dated (month, day, year)	7/31/20		
Sudia	Judy Gum	ibel	
County Auditor (Signature)		ditor (Printed)	
	•		
	DEPARTMENT OF LOCAL GOVERNMENT FINA CERTIFICATION OF TIF BASE NEUTRALIZATI		
Allocation Area Name	e a la Maria		
101	10 1990		
The base assessed value adj	using it ascertified above, is approved by the Department of Local Gover	nment Finance,	
(Odrhes)	Nel	· low	
- Compe	100 xx11 1/27	<u>120</u>	
Commissioner, Department	of Local Government Finance Date (month)	(day, year)	



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County	Pike		
Jurisdiction	Pike County		
Allocation Code	T63003	_	
Allocation Area Name	Mega-Site		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500	_	
E-mail Address			
E-man Address	matt.eckerle@bakertilly.com	_	
1) 2019 Pay 2020 Base Asse	essed Value of Allocation Area	11,132,555	
•	tal Assessed Value of Allocation Area	(211,960)	
· ·	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$10,920,595
43, 2020 Pau 2021 Mat Agrae	and Make of Allegation Area	10 101 101	
•	ssed Value of Allocation Area	10,181,181	
· •	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	0	
•	ssed Value Decrease in Allocation Area Due	the street of	
to Demolition or a Cha	· •		
Abatement Roll-Off in	ssed Value Growth as a Result of	on Addition	
	e Decrease Due to 2020 Pay 2021	· · · · · · · · · · · · · · · · · · ·	
	•	·	
Appeals Settlements in	Net Assessed Value of Allocation Area	0	
9) 2020 Pay 2021 Adjusted	ivel Assessed value of Alkocaton Med	-	\$10,181,181
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	0.93229
11) 2020 Pay 2021 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$10,378,770
12) 2020 Pay 2021 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$197,589)
13) Estimated 2020 Pay 202	1 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.5368
•	1 Incremental Tax Revenue ((Line 12/100) * Line 13)	_	(\$5,012)
· ·	ax Rate for the Allocation Area	•	2.5368
13) Autum 2017 1 my 2020 1	NA TARIO 101 HIG PAROGRAPHI FATOR	_	2,3308
2020 PAY 2021 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.93229
I, Judy Gumbel	Auditor, of Pike	County, certify to the I	est of my
knowledge that the above ba	se assessed value calculation is full, true and complete for the tax increment fin	ance allocation area	
identified above.			
Dated (month, day, year)	7/21/20		
< 7.	111		
Sudit	Steple Judy Gumbel		
County Auditor (Signature)	County Auditor	(Printed)	·
1/			
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allogation Ama Name			
Allocation Area Name	· · · · · · · · · · · · · · · · · · ·		
The base (speed) value adju	istment, as extified above, is approved by the Department of Local Government	it Finance.	
[01]	1321 along	1.7.	
want	(Mesel) 1/21/	<u> </u>	
Commissioner, Department of	I Doeal Government Finance Date (month, day, y	car)	

TIF NEUTRALIZATION SUMMARY

PIKE COUNTY (INDIANA) REDEVELOPMENT COMMISSION

	2021		
Allocation	Allocation Code/	Neutral	Pay 2021
Area	State TIF Code	Factor	Pass-through AV
Pike Crossing			
Pike Crossing	T63002	0.97071	\$0
Pike Crossing	T63002	0.97071	\$0
Mega-Site			
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Pike		
Jurisdiction	Pike County		
Allocation Code	T63002		
Allocation Area Name	Pike Crossing		
Form Prepared By:	+		
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	matt.eckerle@bakertilly.com		
1) 2010 Pay 2020 Rase Asse	essed Value of Allocation Area	7,980,727	_
•	al Assessed Value of Allocation Area	1,029,821	
•	al) Assessed Value of Allocation Area (Line 1 + Line 2)	1,027,821	\$9,010,548
//\ 2020 Pay 2021 Net Acces	sed Value of Allocation Area	9 744 CA7	
•	sed Value Growth in Allocation Area Due	8,746,647	
*	r a Change in Tax Status	Serve Serve	
	sed Value Decrease in Allocation Area Due	0	
to Demolition or a Cha			
	sed Value Growth as a Result of	0	-
Abatement Roll-Off in		the first design of the	
	e Decrease Due to 2020 Pay 2021	0	-
Appeals Settlements in	•		
	Net Assessed Value of Allocation Area	0	-
7) 2020 Fay 2021 / Highsick	INCLASSOCIA A HIGO OT WHOMHOM WICK		\$8,746,647
10) 2020 Pay 2021 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Place	es)	0.97071
11) 2020 Pay 2021 Adjuster	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$7,746,972
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$999,675
13) Estimated 2020 Pay 202.	Tax Rate for the Allocation Area (Round to Four Decimal Place	es)	2.5314
•	Incremental Tax Revenue ((Line 12/100) * Line 13)	,	\$25,306
	ax Rate for the Allocation Area		2,5314
·			2,5511
2020 PAY 2021 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LI	INE 10)	0.97071
I, Judy Gumbel	Auditor, of Pike	County, certify to the	e best of my
knowledge that the above bas identified above.	se assessed value calculation is full, true and complete for the tax	increment finance allocation area	
achanea above.			
Dated (month, day, year)	7/27/20		
\sim $<$ $/$ \sim			
- Model		dy Gumbel	
County Auditor (Signature)	Co	ounty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMEN		
	CERTIFICATION OF TIF BASE NEUTRA	LIZATION	
Allocation Area Name		V-New Management	
The base upacsses value adju	strent, ascertified above, is approved by the Department of Loca	al Goyernment Finance.	
aldsbert	Nelson 1	1/27/20	
Commissioner, Department of	f Local Government Finance Da	se (month, sfry, year)	

TIF NEUTRALIZATION SUMMARY

PIKE COUNTY (INDIANA) REDEVELOPMENT COMMISSION

Allocation Area	Allocation Code/ State TIF Code	2021 Neutral Factor	Pay 2021 Pass-through AV
Pike Crossing			
Pike Crossing	T63002	0.97071	\$0
Pike Crossing	T63002	0.97071	\$0
Mega-Site			
Mega-Site	T63003	0.93229	\$0
Mega-Site	Т63003	0.93229	\$0
Mega-Site	T63003	0.93229	\$0